

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Wheeler Street, Coldstream Vic 3770

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Coldstream

Period - From

01/10/2022

to

30/09/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	20 Fintona Ct COLDSTREAM 3770	\$805,000	10/11/2023
2	4 Merton Ct COLDSTREAM 3770	\$757,000	26/08/2023
3	8 Cheviot Av COLDSTREAM 3770	\$751,000	08/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/11/2023 16:56



4 2 2

Property Type: House
Land Size: 868 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending September 2023: \$810,000

Comparable Properties



20 Fintona Ct COLDSTREAM 3770 (REI)

Agent Comments

3 2 4

Price: \$805,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 997 sqm approx



4 Merton Ct COLDSTREAM 3770 (REI/VG)

Agent Comments

3 2 2

Price: \$757,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House
Land Size: 863 sqm approx



8 Cheviot Av COLDSTREAM 3770 (REI)

Agent Comments

3 1 4

Price: \$751,000
Method: Private Sale
Date: 08/09/2023
Rooms: 5
Property Type: House (Res)
Land Size: 896 sqm approx